

Planning, Community & Economic Development – Terry Schum
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The following is an ongoing report on the status of zoning applications filed with the Maryland-National Capital Park and Planning Commission (M-NCPPC) in or near the City of College Park and applications for variances and departures filed with the city. Projects will remain on the report until their final disposition (approved, denied or withdrawn). ***Updated information shown in italics.***

CURRENT APPLICATIONS FILED WITH M-NCPPC

MAZZA GrandMarc Apartments/Commercial
DSP-04049-01

Filed: Pre-application notice filed November 25, 2008
Location: West side of US Route 1, south of Hollywood Road
Applicant: PPC / CHP Maryland Limited Partnership
Purpose: Construction of approximately 10,000 square feet of retail commercial space.
Status: Application has been accepted. No hearing date scheduled. The applicant appeared before the Zoning Hearing Examiner on March 10, 2010 to amend two conditions associated with DSP-04049, which were recommended for approval. The District Council took the case under advisement on June 21, 2010.

Steven Behr House
SE 4611 and DDS 590

Filed: Pre-application notice sent July 31, 2009
Location: 4618 College Avenue
Applicant: Steven Behr
Purpose: To convert a single-family dwelling to a two-family unit and validate the existing driveway width.
Status: On December 17, 2009, the Planning Board recommended approval with conditions. The Zoning Hearing Examiner heard the case on February 3, 2010 and continued the hearing to March 31, 2010. A decision to deny was issued on October 6, 2010. *The City is appealing the decision to clarify some legal issues and the public hearing before the District Council is scheduled for January 24, 2011.*

M-Square, University of Maryland Research Park
DSP-09028

Filed: September 11, 2009
Location: 4400, 4500 and 4600 River Road, College Park, MD
Applicant: Mannekin/COPT

Purpose: Development of 3 – 5-story, 150,000 square foot buildings for general office and research use, surface parking lots and a 3 level parking garage.

Status: Application has been accepted but the applicant has waived the 70-day appeal period. The Planning Board hearing has not been scheduled.

**Baywood Hotels
DSP 10005**

Filed: Pre-application notice sent January 28, 2010
Location: 9137 Baltimore Avenue
Applicant: Baywood Hotels
Purpose: Replacement of the existing Howard Johnsons and Days Inn hotels with two new hotels. Applicant is also proposing to construct approximately 8,835 square feet of commercial office and retail space on the property
Status: Application has not been filed.

**University Gardens
Certification of Non-Conforming Use
NCU-2036-2010-U**

Filed: Pre-application notice dated May 6, 2010
Location: 4620 Knox Road
Applicant: Larry Taub, Attorney
Purpose: To certify existing residential apartment buildings constructed in 1947
Status: Application has not been accepted.

**The Mosaic at Turtle Creek
DPLS-354**

Filed: Pre-application notice filed June 3, 2010
Location: 300 feet West of Mowatt Lane
Purpose: Requesting a revised parking ratio pursuant to Section 27-568(1) of the Prince George's County Code
Status: *Planning Board hearing has been scheduled for February 17, 2011.*

**College Park Homes I
CNU-12116-09**

Filed: Pre-application notice filed July 2, 2010
Location: 6923 Carleton Terrace
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947
Status: Application has not been accepted.

College Park Homes II
CNU-12112-15-09

Filed: Pre-application notice filed July 2, 2010
Location: 7007, 7009, 7015 & 7017 Fordham Court
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947
Status: Application has not been accepted.

College Park Homes III
CNU-12117-19-09

Filed: Pre-application notice filed July 2, 2010
Location: 7011, 7011A & 7013 Fordham Court
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947
Status: Application has not been accepted.

Stephens Apartments
CNU-20554-2010

Filed: Pre-application notice filed September 29, 2010
Location: 7404 Columbia Avenue
Purpose: Certification of a six (6) unit apartment building built in 1957
Status: Application has not been filed.

Domain College Park
DSP-09031

Filed: Pre-application notice filed August 18, 2010
Location: Corner of Campus Drive and Mowatt Lane
Purpose: Construction of a multi-family building with ground floor retail
Status: *Detailed Site Plan has been accepted and the Planning Board public hearing will be held February 17, 2011.*

Domain College Park
DDS-604

Filed: Pre-application notice filed December 9, 2010
Location: Corner of Campus Drive and Mowatt Lane
Purpose: Departure from standard off-street parking space, size and design standards for the loading area

Status: *Application is planned to be heard concurrently with the DSP-09031.*

CURRENT APPLICATIONS FILED WITH THE CITY/ADVISORY PLANNING COMMISSION

BPV-2007-01

Filed: October 5, 2007
Applicant: Sandro Baiza
Location: 3705 Marlborough Way
Request: Revocation of Building Permit 1640 for a fence
Status: Oral argument held before the Mayor and Council on February 26, 2008 and was continued until April 1, 2008 for more deliberation. On April 8, 2008 the Mayor and Council denied the request for validation of the building permit and required the removal of the retaining wall in the front yard. The applicant is required to submit a proposal for removing all of the retaining wall at the June 3, 2008 work session. On May 7, 2008, the applicant filed in the Circuit Court for Prince George's County for judicial review of the decision. Oral arguments were heard in the Circuit Court on December 19, 2008 and the judge ruled in favor of the City. The applicant has appealed this decision to the Court of Special Appeals and a hearing was held on February 8, 2010. The Court of Special Appeals ruled on May 6, 2010 that the City Council applied the wrong standard in considering appellant's validation request and are reversing and remanding the case for further consideration under the appropriate standard. The order of remand was issued on September 28, 2010. Public Hearing schedule for APC's January 6, 2011 meeting for Reconsideration for validation of a permit issued in error. The Advisory Planning Commission voted 7-0-0 to recommend approval of Permit #1640 only for the portion of retaining wall as currently constructed in the front yard.

CPV-2007-12

Filed: June 8, 2007
Applicant: Miriam Diaz
Location: 4712 Fox Street
Request: Variance to expand the existing driveway and validate in existing shed and porch
Status: Continued until further notice.

APC-CEO-0013-2004

Applicant: Robert Schnabel & Stephanie Stullich
Location: 7400 Dartmouth Avenue
Request: Insufficient time allotted to complete tasks required for compliance.
Status: At the APC's December 3, 2009 meeting the applicant submitted an updated timeline and photographs of the progress made on the property violations. A written interim progress report was submitted

June 2010 and the applicant is scheduled to meet before the APC again in February.

CPD-2010-01

Filed: July 18, 2010
Applicant: Chinese Bible Church of College Park, Inc.
Location: 9618 Autoville Drive
Request: Waiver of the 15 parking spaces and 1 loading space
Status: *The Departure has been continued until further notice.*

CPV-2010-11

Filed: December 3, 2010
Applicant: Mary Dugan-Hoelk and Mark Hoelk
Location: 4603 Fordham Road
Request: Variance to replace an existing driveway
Status: *Approval recommended by the Advisory Planning Commission at their January 6, 2011 meeting.*